



**APPLICATION ACCEPTED:** March 28, 2013  
**PLANNING COMMISSION:** July 18, 2013

## County of Fairfax, Virginia

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**July 3, 2013**

### **STAFF REPORT**

**CSPA 86-C-029-09**

### **DRANESVILLE DISTRICT**

<b>APPLICANT:</b>	Brandywine Acquisition Partners, LP
<b>ZONING:</b>	PDC (Planned Development Commercial)
<b>PARCEL:</b>	15-4 ((1)) 1B1
<b>ACREAGE:</b>	11.05 acres
<b>PLAN MAP:</b>	Mixed Use
<b>PROPOSAL:</b>	To amend CSP 86-C-029 to allow one new freestanding monument sign of 44.75 square feet to replace an existing sign.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of CSPA 86-C-029-09 subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions that are offered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

The approval of this comprehensive sign plan amendment does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties as they may apply to the property subject to this application.

Joe Gorney

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

*O:\jgorney\APPLICATIONS\CSPA-86-C-029-09-Brandywine\STAFF-REPORT-CSPA-86-C-029-09-070313.docx*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Comprehensive Sign Plan Amendment

CSPA 86-C -029-09



Applicant:

BRANDYWINE ACQUISITION PARTNERS, LP

Accepted:

03/28/2013

Proposed:

COMPREHENSIVE SIGN PLAN AMENDMENT

Area:

11.05 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:

Located:

13880 DULLES CORNER LANE, HERNDON, VA 20171

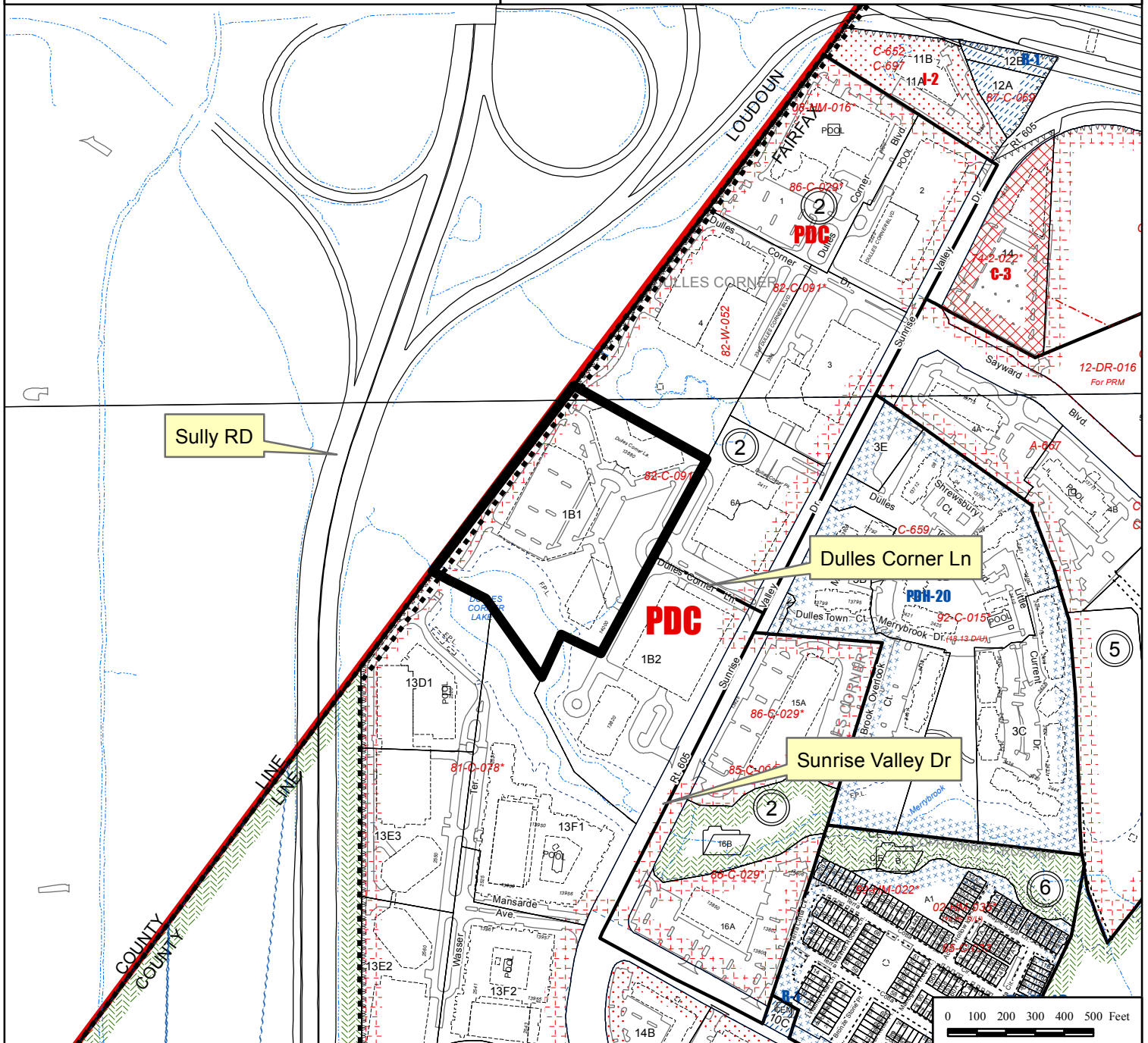
Zoning:

PDC

Overlay Dist:

Map Ref Num:

015-4- /01/ /0001B1



# Dulles Corner Comprehensive Sign Plan Amendment

CSPA-86-C-029-9

13880 Dulles Corner Lane

May 28, 2013





Sign Area: 44.75 sq ft

		PROJECT: 13880 DULLES CORNER		DATE: 11/12/12	
DRAWING NAME: Mon Location 3.cdr/pg2				SCALE: NTS	
REVISION #: ***		CLIENT <input checked="" type="checkbox"/> APPROVED		DATE: <input type="text"/>	
		CLIENT SIGNATURE: <input type="text"/>		DRAWN BY: DH	

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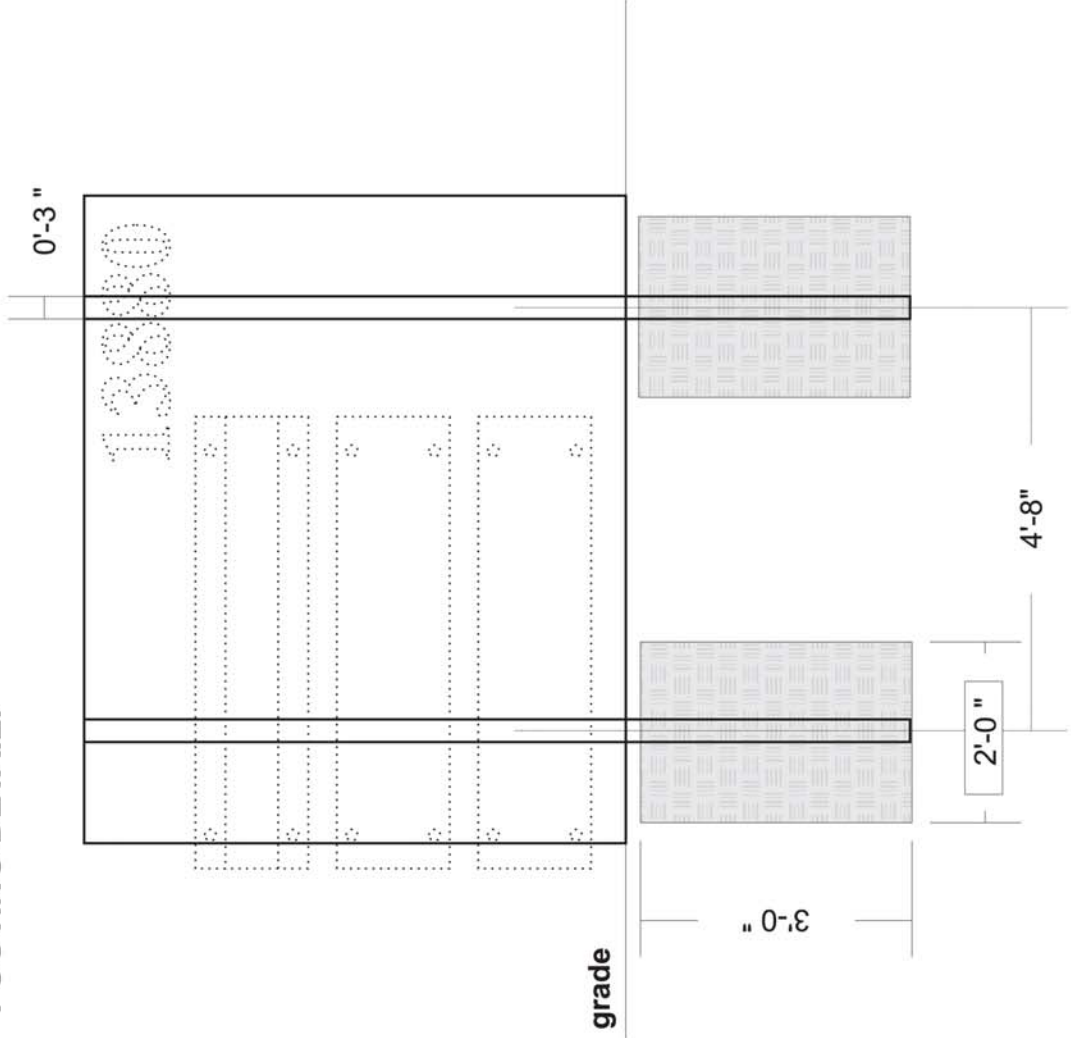
IF APPROVED, PLEASE CHECK THE GREEN BOX ABOVE, SIGN & DATE, THEN SEND BY EMAIL OR FAX TO YOUR SALES REPRESENTATIVE.



OVERHEAD VIEW:

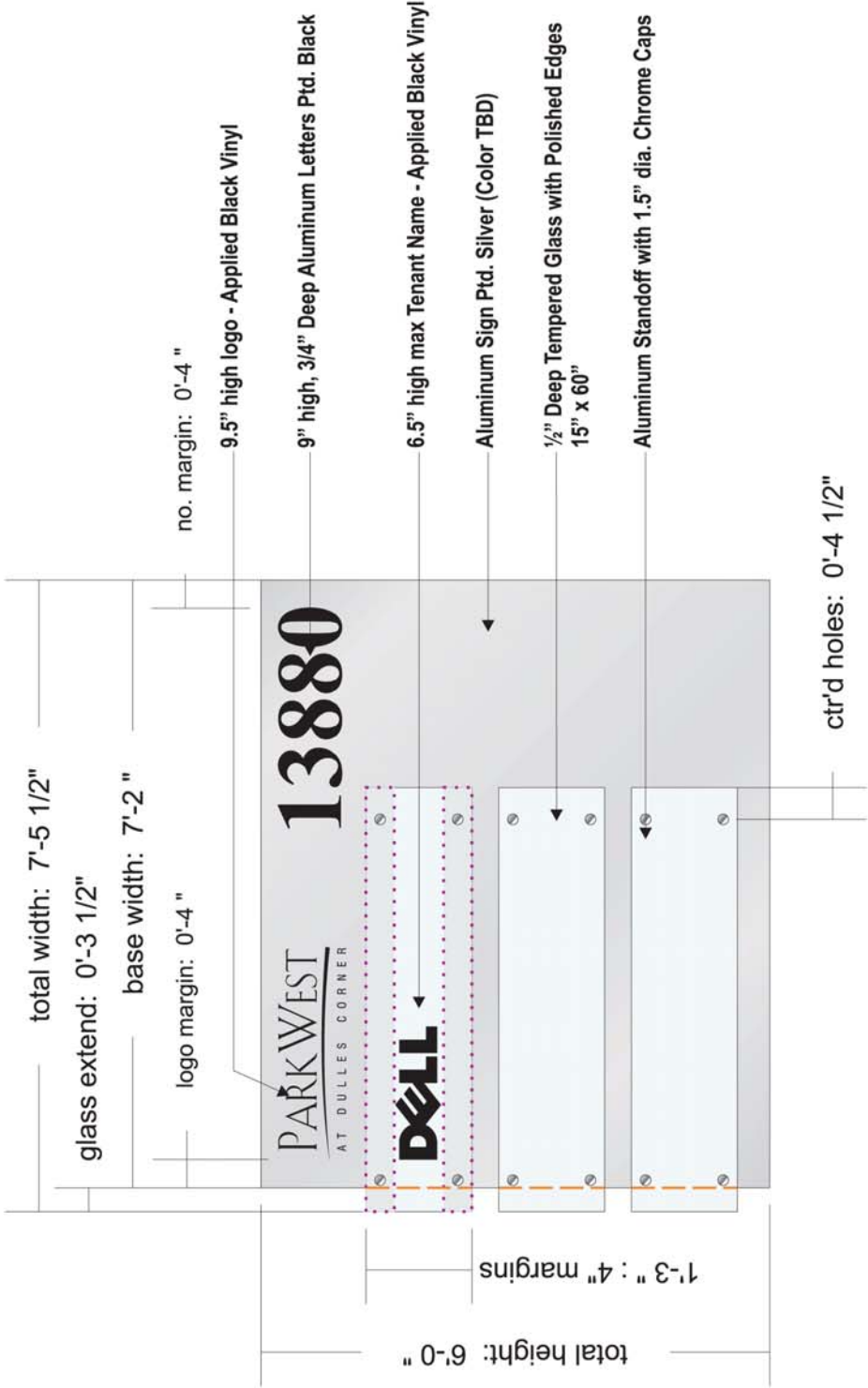


FOOTING DETAIL:



Sign Area: 44.75 sq ft

FRONT VIEW:



PROJECT:	13880 DULLES CORNER - PARK WEST
DRAWING NAME:	Monument Shop Detail/pg1
REVISION #:	—

APPROVED BY:  
THIS BOX FOR CLIENT USE

DATE:

DATE: 07/11/12

SCALE: 1/2" = 1'

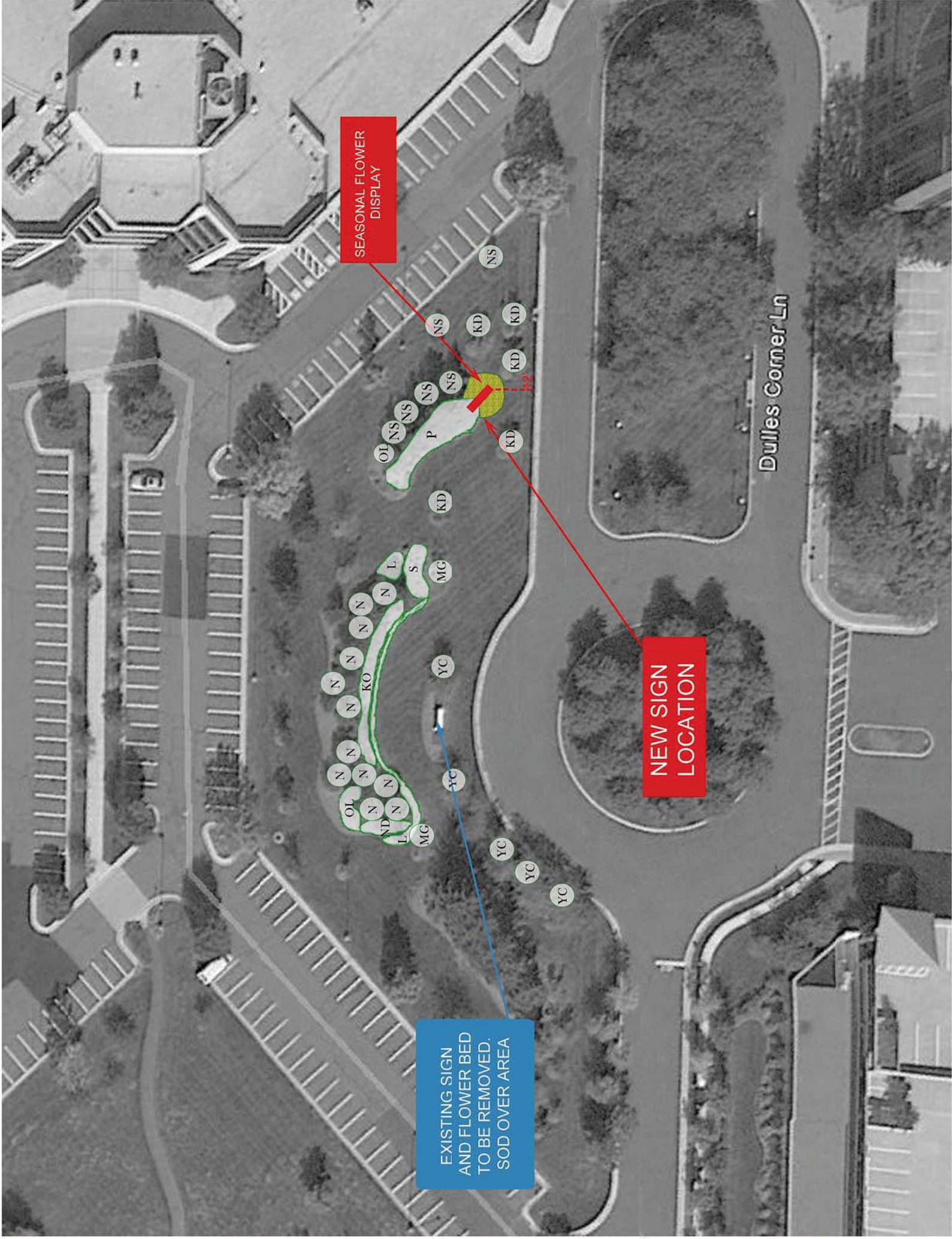
DRAWN BY: BH

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Plant Key

- KD - Kousa Dogwood
- MG - Saucer Magnolia
- N - Nellie Stevens Holly
- OL - Otto Luyken Laurel
- K - Knockout Rose
- ND - Nandina
- S - Spirea Gold Flame
- L - Liriope
- NS - Norway Spruce
- P - Photinia
- YC - Yoshino Cherry



1" = 50'  
11" x 17"

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**APPLICATION DESCRIPTION**

The applicant, Brandywine Acquisition Partners, LP, requests approval of an amendment to CSP 86-C-029 for the addition of one freestanding monument sign of 44.75 square feet (sf): 1' in depth, 6' in height, and 7'-5½" in width. The proposed sign would replace a non-permitted sign and would supersede CSPA 86-C-029-05, which was approved for a ground-mounted sign that was never constructed.

The 11.05-acre project site is located along Dulles Corner Lane, within the larger Dulles Corner development, which is located east of Route 28, south of Route 267, and west of Sunrise Valley Drive. Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve, and subsequently to amend, a comprehensive sign plan for developments in a "P" district as an alternative to the provisions for signs contained in Article 12 of the Ordinance.

A reduced copy of the submitted Comprehensive Sign Plan Amendment is included at the front of this report. The proposed development conditions and the applicant's statement of justification are contained in Appendices 1 and 2. A copy of the previously approved CSPA (CSPA 86-C-029-05) is included as Appendix 3. Policy excerpts are provided in Appendix 4, the Zoning Ordinance standards applicable to this amendment application are included in Appendix 5, and background information related to CSP 86-C-029 and related applications are included in Appendix 6.

**LOCATION AND CHARACTER**

**Site Description:**



**Aerial View of the Project Site (view to the north)**

The subject property is located within the 99.28-acre Dulles Corner development. The development, zoned Planned Development Commercial (PDC), includes a mix of uses consisting of office, retail, hotel, and residential. Dulles Corner is east of the Dulles International Airport and Route 28 and south of the Dulles Tollway (Route 267). The subject property contains a 4-story office building and surface parking.

The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Office; SWM <sup>1</sup> pond	PDC	Mixed Use
East	Structured parking; Office	PDC	Mixed Use
South	Hotel; SWM pond	PDC	Mixed Use
West	Dulles International Airport	Loudoun County	Not applicable

<sup>1</sup> "SWM" stands for "stormwater management."

## BACKGROUND

Dulles Corner was rezoned to the PDC District in 1987 (RZ 86-C-029) and includes a mix of office, retail, hotel and residential uses. The following background information relates to the various amendments to the Dulles Corner Development which are relevant to the current request. For a more detailed history of this Comprehensive Sign Plan and its amendments, see Appendix 6.

- RZ 86-C-029 (approved 2/23/1987): The area is rezoned from the R-1 (Residential, one dwelling unit per acre) & I-4 (Medium Intensity Industrial) Districts (96.1 acres) to the PDC (Planned Development Commercial) District for the development of Dulles Corner.
- CSP 86-C-029 (approved 7/22/1987): A Comprehensive Sign Plan is approved for the area north of proposed site.
- CSPA 86-C-029-05 (approved 9/06/2000): A large ground-mounted building identification sign for Columbia Gas is approved in the landscaped area west of the roundabout landscape island. The building tenants changed after the sign was approved and the sign was never constructed. The sign was to be approximately 30 feet wide and 4.5 feet tall with a granite retaining wall base and three flagpoles. A smaller non-permitted monument sign was installed in its place. (See Appendix 3).

## COMPREHENSIVE PLAN PROVISIONS<sup>2</sup> (Appendix 4)

<b>Plan Area:</b>	III
<b>Planning District:</b>	Upper Potomac
<b>Planning Sector:</b>	UP-6 – Sully
<b>Special Study Area:</b>	Dulles Suburban Center, Land Unit A
<b>Plan Map:</b>	Mixed Use
<b>Plan Text:</b>	

The Comprehensive Plan for the Dulles Suburban Center seeks to foster visual unity in the area through design elements and asserts an expectation of high urban design standards, in order to make the area a showplace for urban redevelopment. With regards to signage, the primary consideration of the plan is to create a unified signage style for a given development unit and to carry it out consistently. The Design Guidelines for the Dulles Suburban Center mention creating “*Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter.*” One objective of the Land Unit “A” plan, specifically, is to create a clearly recognizable identity that relates to the area’s function as an urban core.

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<sup>2</sup> The Comprehensive Plan is a non-mandatory guideline for all future planning in the County.

The major objectives of the Dulles Suburban Center Plan also emphasize support for business and commercial development in the area and encourage flexibility for economic enterprises attracted to the Dulles Airport, while seeking to minimize undesirable visual impacts of development.

## ANALYSIS

**CSP<sup>3</sup> Amendment:** (copy at front of staff report)

**Title:** Dulles Corner Comprehensive Sign Plan Amendment

**Prepared by:** Signs Unlimited, Inc.

**Original and Revision Dates:** July 11, 2012, as revised through May 28, 2013

**Number of Pages:** Four

### Description:

This amendment to the existing Comprehensive Sign Plan (CSP), consisting of four pages, includes the addition of one freestanding monument sign of 44.75 square feet (sf): 1' in depth, 6' in height, and 7'-5½" in width. The proposed sign would replace a non-permitted sign and would supersede CSPA 86-C-029-05, which was approved for a ground-mounted sign that was never constructed.

The following table compares the previously approved sign (CSPA 86-C-029-09) with the proposed sign:

SIGN COMPARISON					
Sign	Height	Width	Area	Materials	Flagpoles
CSPA 86-C-029-05	4'-1½"	30'-1½"	124.27 sf (20 sf - lettering only)	Granite base; retaining wall	3
Proposed	6'	7'-5½"	44.75 sf	Aluminum base; tempered glass panels; black vinyl & aluminum letters	none

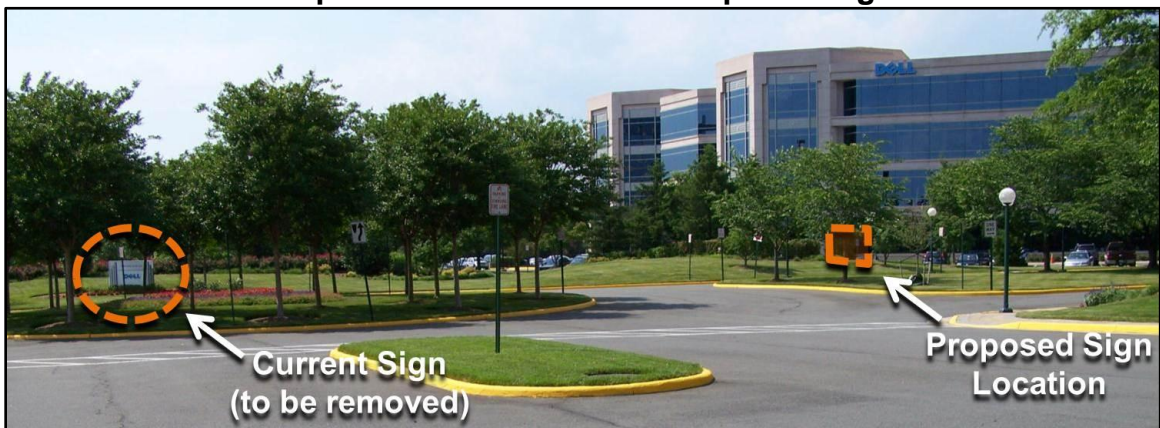
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3 "CSP" stands for "comprehensive sign plan."



The sign would have an aluminum base with tempered glass panels to depict the tenant names. The logo "Park West at Dulles Corner" would be located in the upper left corner of the sign and the associated building address would be located on the upper right corner of the sign. The sign location would be shifted from the apex of the roundabout to the northeast in order to be closer to the associated building. The proposed sign would be surrounded by a seasonal floral display. The temporary sign is proposed to be removed as part of this application. The following two photographs depict the current and proposed sign locations.

### Comparison of Current and Proposed Signs



### Proposed Sign Location



As context, the following photographs depict the nearby entry signs located at the intersection of Dulles Corner Lane and Sunrise Valley Drive.

**Entry Sign at Dulles Corner Lane and Sunrise Valley Drive (south)**



**Entry Sign at Dulles Corner Lane and Sunrise Valley Drive (central)**



**Entry Sign at Dulles Corner Lane and Sunrise Valley Drive (north)**



## **Zoning Analysis**

Par. 1 of Sect. 12-210 of the Zoning Ordinance allows flexibility in the design of planned developments by allowing signs to be approved by the Planning Commission in accordance with a comprehensive plan of signage. Additionally, Par. 4 of Sect. 12-210 specifies that signage options be in accordance with the standards for planned developments set forth in Part 1 of Article 16 and that "[a]ll proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements."

The previously approved sign would have been located at the apex of the roundabout behind a landscaped island. Sightlines to the sign from entering traffic would have been obscured by the trees within the roundabout. The proposed location would allow better visibility for entering traffic and create a more obvious link between the building and the information on the sign, to include the street address and the tenants. The sign would be in the foreground of the building, would be partially backed by vegetation, and is of a compatible scale with the nearby 4-story office building. The sign materials, color palette, and typology appear compatible with the existing entry signs at the intersection of Dulles Corner Lane and Sunrise Valley Drive.

## **Zoning Inspections Analysis (Appendix 7)**

The Zoning Inspections Branch noted that the existing sign was erected without a permit. It measures 5'-10½" in height, 8' in width, and 2' in depth. Inspections Staff recommended that it be removed prior to the installation of the proposed sign.

Additionally, staff noted that the proposed sign exceeds the allowable permitted area of a freestanding sign per Section 12-203-13.B. of the Zoning Ordinance. Permitted signs are not to exceed 20 square feet in area or eight feet in height or be located closer than ten feet to any lot line. Staff also inquired as to whether the sign would be externally or internally illuminated.

The proposed sign is more than ten feet from the nearest lot line and would not be internally illuminated. Development conditions are proposed to require the removal of the existing non-permitted sign prior to the installation of the proposed sign and to ensure compliance with the Glare Standards of Part 9 of Article 14 of the Zoning Ordinance.



**Water Service Analysis** (Appendix 8)

The Fairfax County Water Authority noted that permanent-type signs and support structures with concrete footers are not allowed within Fairfax Water easements and that any proposed work within existing water main easements will require review and prior approval from Fairfax Water.

The proposed amendment indicates that the proposed sign would be outside of Fairfax Water easements. A development condition is proposed that would require the sign to be placed outside of Fairfax Water easements.

**Land Use Analysis**

There are no additional land use impacts identified in the current proposal as compared to previously approved plans.

**Environmental Analysis**

There are no additional environmental impacts identified in the current proposal as compared to previously approved plans.

**Transportation Analysis**

There are no additional transportation impacts identified in the current proposal as compared to previously approved plans.

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

The proposed amendment for a freestanding sign represents a reduction of the intensity of the previously approved sign for the subject property and appears to allow better visibility for entering traffic with a more obvious link between the building and the information on the sign, to include the street address and the tenants.

While the proposed sign exceeds the permitted sizing criteria in Section 12-203-13.B. of the Zoning Ordinance, staff recognizes the ability of the Planning Commission to exercise flexibility in this regard as a function of the Comprehensive Sign Plan process.

Staff concludes that the proposed amendment would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

## **Recommendations**

Staff recommends approval of CSPA 86-C-029-09 subject to the development conditions dated July 3, 2013.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not and would not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. CSPA 86-C-029-05 and Approved Development Conditions
4. Applicable Comprehensive Plan Provisions
5. Applicable Zoning Ordinance Provisions
6. Background Information for CSP 86-C-029
7. Zoning Inspections Analysis
8. Water Service Analysis
9. Glossary of Terms

### PROPOSED DEVELOPMENT CONDITIONS CSPA 86-C-029-09

July 3, 2013

If it is the intent of the Planning Commission to approve CSPA 86-C-029-09, located at Tax Map 15-4 ((1)) 1B1 for an amendment to CSP 86-C-029, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the subject property. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk\*).

1. The materials, colors, design, typography, use of logos, and location of the proposed sign shall be in substantial conformance with the "Dulles Corner Comprehensive Sign Plan Amendment" prepared by Signs Unlimited, Incorporated and dated July 11, 2012, as revised through May 28, 2013. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan Amendment.
2. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
3. The sign, including support structures and concrete footers, shall be located outside of Fairfax County Water Authority easements. Any proposed work within existing water main easements shall require the review and prior approval of the Fairfax County Water Authority.
4. The existing freestanding sign located to the northwest of the internal roundabout shall be removed prior to the installation of the proposed sign.
5. No internal sign illumination is allowed. Any external illumination of the freestanding building identification sign shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
6. The freestanding sign shall include seasonal or permanent plantings around the sign as depicted on the Comprehensive Sign Plan Amendment. All plant materials located near the sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
7. All signs other than the sign depicted on this Comprehensive Sign Plan Amendment shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.



## APPENDIX 1

8. The freestanding sign shall be located so as not to restrict sight distances for drivers entering or exiting travel intersections, aisles, or driveways.
9. All street signs, including directional, parking, and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan Amendment in no way supersedes any approval required by VDOT for signs located on the property.\*

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. A sign permit must be obtained from Fairfax County for the sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required sign permit through established procedures.

Comprehensive Sign Plan Amendment - Dulles Corner  
13880 Dulles Corner Lane  
Tax Map Parcel 15-4-((1))-1B1

RECEIVED  
Department of Planning & Zoning  
FEB 21 2013  
Zoning Evaluation Division

February 19, 2013

### BACKGROUND

Dulles Corner is a 99.28 acre development located east of Route 28 and west of Sunrise Valley Drive. A Comprehensive Sign plan was approved for the development originally approved as CSP 86-C-029 by the Planning Commission on July 22, 1987. The purpose of the sign plan was to create a well established sign system for visual identification of tenants and to orient and direct vehicular and pedestrian traffic. This also included the location of monument signs. Eight amendments have been approved to amend the original Comprehensive Sign Plan. This amendment addresses approval for changes to a monument sign on the subject property in terms of location and design.

### SUMMARY OF PRIOR APPROVAL

Monument signage for the site has been addressed in prior approvals. On September 6, 2000, a Comprehensive Sign Plan Amendment was approved as CSPA-86-C-029-5 to add a monument sign for building identification of the office building at 13880 Dulles Corner Lane. The monument sign was to serve as a large entry feature. It was located west of the traffic island in front of the office building. It was to be over 30 feet wide and have flag poles located in the center of it. It was larger than the other monument signs within the rest of Dulles Corner and was located on top of a retaining wall that was to be granite. This sign was never constructed. The building tenants changed after the sign approval and a small temporary monument sign was installed instead.

### PROPOSED SIGNAGE

The proposed sign is smaller in scale than the monument sign currently approved for the site. The proposed sign will be closer in size and scale to the other monument signs constructed throughout Dulles Corner. The sign will be 6' tall and 7' 5 1/2" wide and 1' deep. The sign will have an aluminum base with tempered glass panels to depict the tenant names. The logo "Park West at Dulles Corner" will be located in the upper left hand corner of the sign and the street address will be located on the upper right hand corner of the sign. The sign location will be shifted to the east of the current approved location and will be closer the office building. The new sign will be located to the east of the current temporary monument sign (Refer to Exhibit 1). The temporary sign will be removed.

### PROPOSED BUILDING SIGNAGE

The following chart details the approved signage and proposed signage for the office building at 13880 Dulles Corner Lane.

Approved and Proposed Signage Comparison

<b>Sign Type 4b</b>	<b>Width</b>	<b>Height</b>	<b>Materials</b>	<b>Flags</b>	<b>Sign Area</b>
Approved Sign	30'-1 1/2 "	4' 1 1/2 '	Base was a retaining wall that was to be granite.	Three	20 ft.
Proposed Sign	7'5 1/2 "	6'	Aluminum Base, tempered glass panels with applied black vinyl letters as well as aluminum letters	Zero	44.75 sq. ft.

CONFORMANCE WITH ORDINANCES, REGULATIONS AND ADOPTED STANDARDS

This application is in conformance with the provisions of all applicable ordinances, regulations and adopted standards.

CONFORMANCE WITH COMPREHENSIVE PLAN

This application continues the implementation of the Comprehensive Plan recommendation for the subject property which encourages Class A office with an established high standard of design. The Comprehensive Sign Plan for Dulles Corner is consistent with the Design Guidelines for the Dulles Suburban Center creating a "Comprehensive sign system that establishes a distinctive theme and identity and eliminates visual clutter."

Submitted by



Lisa M. Chiblow, AICP  
Land Use Planner  
McGuireWoods LLP, Agent for Applicant





COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
PLANNING COMMISSION OFFICE  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035  
(703) 324-2865 Office  
(703) 324-3948 Fax

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*Springfield District*

John R. Byers, Vice Chairman  
*Mount Vernon District*

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September 8, 2000

James S. Balser, Property Manager  
Columbia Energy Group/Prentiss Properties  
13880 Dulles Corner Lane  
Herndon, Virginia 20171

**CSPA-86-C-029-5 - Columbia Energy Group Service Corporation** - to permit a single freestanding building identification sign for the existing four-story Columbia Energy office building in the Dulles Corner office park; Map 15-4 ((1)) 1B1; HUNTER MILL DISTRICT.

Dear Mr. Balser:

The purpose of this letter is to inform you, as the agent for the above referenced comprehensive sign plan amendment, that on Wednesday, September 6, 2000 the Planning Commission unanimously voted (Commissioners Kelso, Murphy and Smyth absent from the meeting) to approve application CSPA-86-C-029-5, subject to the proposed development conditions contained in Appendix 1 of the staff report dated August 23, 2000.

Enclosed for your records is a copy of the development conditions. Also provided is a verbatim of the Commission's action on the application.

If you have questions or need additional information, please let me know.

Sincerely,

*Sara Robin Hardy*

Sara Robin Hardy  
Assistant Director  
Planning Commission Office

cc: John Palatiello, Hunter Mill District Planning Commissioner  
Catherine M. Hudgins, Hunter Mill District Supervisor  
Bill C. Mayland, Staff Coordinator, Zoning Evaluation Division. DPZ  
September 6, 2000 Date File  
Y-1(f) File

## **PROPOSED DEVELOPMENT CONDITIONS**

CSPA 86-C-029-5

August 23, 2000

If it is the intent of the Planning Commission to approve CSPA 86-C-029-5 located at 15-4 ((1)) 1B1 (13880 Dulles Corner Lane) for an amendment of a comprehensive sign plan pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which are in addition to previous development conditions approved for CSPA 86-C-029-4.

1. The material, color, design and location of the proposed signs shall be in conformance with the CSPA 86-C-029-5 and the approved development conditions and with the Comprehensive Sign Plan Amendment dated June 12, 2000, prepared by Columbia Energy Group Service Corporation. The freestanding Building Identification Sign (Type 4B) shall be in conformance with page three of the Comprehensive Sign Plan Amendment. The lettering for the proposed sign may vary from the proposed "Columbia Energy Group"; however, the sign area shall not exceed twenty (20) square feet. Minor deviations in sign location may be permitted when the Zoning Administrator determines that such deviations are in substantial conformance with the approved Comprehensive Sign Plan Amendment.
2. Any signs other than those included in this Comprehensive Sign Plan Amendment or previously approved Comprehensive Sign Plans shall require the review and approval of an amendment to this Comprehensive Sign Plan.
3. All street signs, including directional, parking and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan in no way supercedes any approval required by VDOT for signs located on the property.
4. Illumination of the freestanding building identification sign (Type 4B) shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. All lights shall be focused directly on the twenty (20) square foot sign area and not on the retaining wall or the flags.
5. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
6. The existing temporary building identification sign shall be removed within sixty (60) days from approval of the application.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required sign permits through established procedures.



# Comprehensive Plan of Exterior Signage CSPA 86-C-029-5

## Type 4B Building Identification Sign

Columbia Energy Group Service Corporation  
Fairfax County, Virginia

June 12, 2000

Application No CSPA 86-C-029-5 Staff MAYLAND  
CSPA APPROVED ~~SEE~~ PLAN  
SEE DEV CONDS DATED 8/23/00  
Date of ~~(BOB)~~ PC (BZA) approval 9/6/00  
Sheet 1 of 5

Plat Showing Parcel Outline

CSPA 86-C-029-5

Proposed Sign Location

Stone Monument  
Sign Type "4B"

Proposed parking deck

Existing building

Proposed building

Proposed building

Existing building

Horsepen Road Route 605

Application No. CSPA 86-C-029-5

SEE REMONSTRATED

Date of (ECG) (BZA) approval

Sheet of

Columbia Energy Group  
13880 Dulles Corner Lane  
Herndon Va. 20171

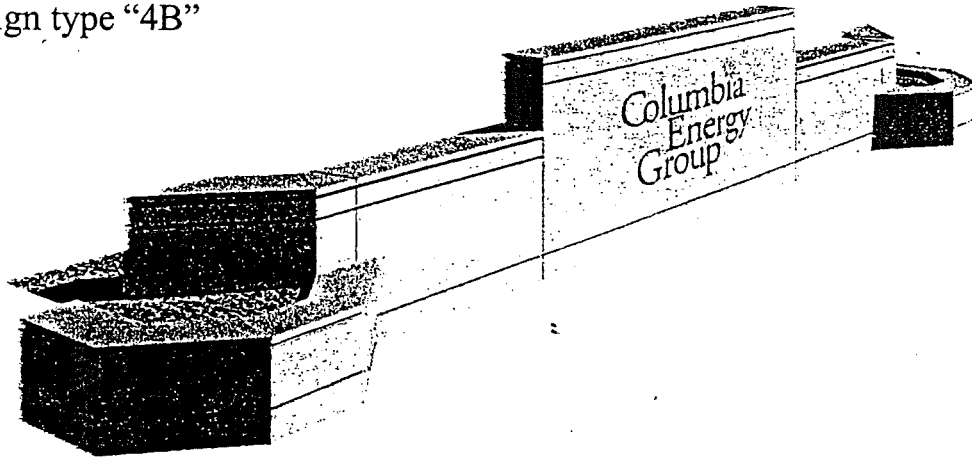
CSPA 86-C-029-5



# COLUMBIA GAS ENTRANCE SIGN

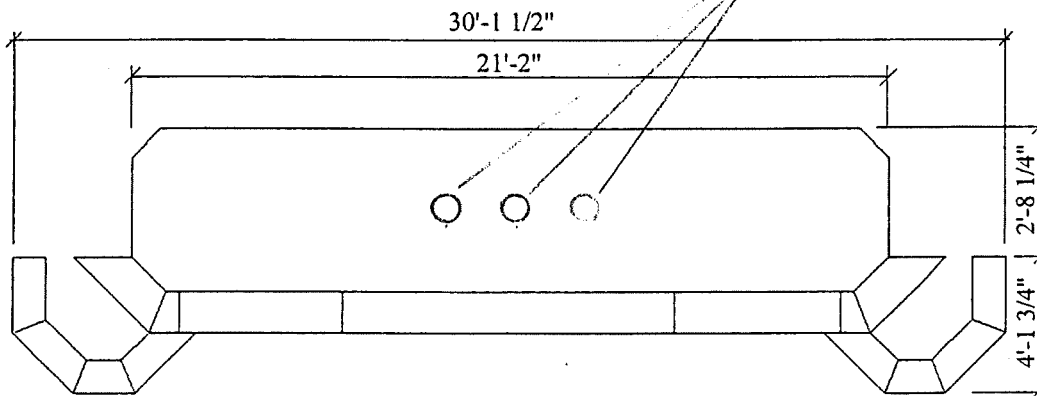
CSPA 86-C-029-5

Sign type "4B"



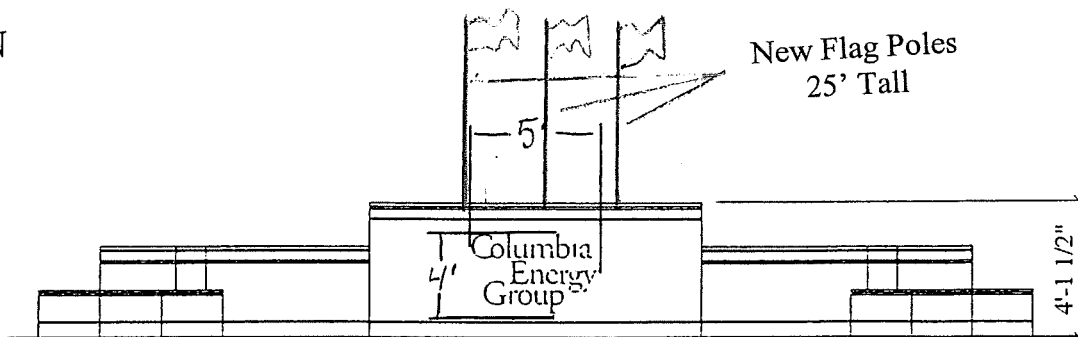
PERSPECTIVE

New Flag Poles



PLAN

New Flag Poles  
25' Tall



FRONT ELEVATION

Application No CSPA 86-C-029-5 Staff MAYLAND

APPROVED SE/SP PLAN

SEE DEV CONDS DATED 8-23-00

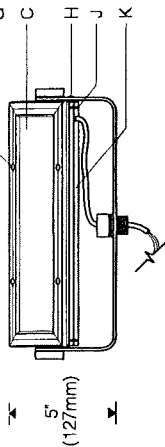
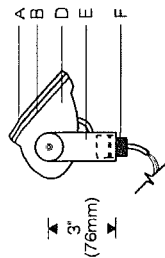
Date of (BOB) PC (BZA) approval 9-6-00

Sheet 3 of 5

# Lighting the Vertical

## Lighting the Vertical

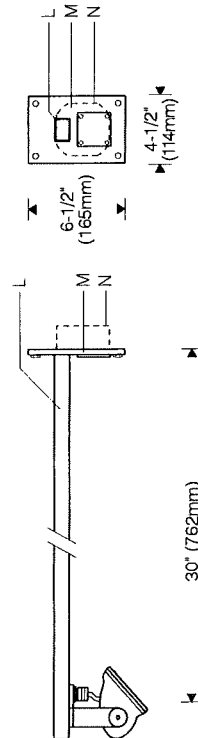
V Mount 1:8 Scale



3" (76mm) 4-3/4" (120mm) 5" (127mm) 12" (305mm)

## Cantilever: Lighting Downward

(For use with X Mount)



## Specifications

- A** Mitrated extruded aluminum door frame
- B** Precured silicone door and lens gasket
- C** Micro-prismatic, thermal and impact resistant tempered glass lens
- D** Die-cast aluminum end plates
- E** Aluminum yoke
- F** 1/2" NPT nipple
- G** Tamper-resistant captive door screws

## Finish:

Exterior surfaces - 6 stage pretreatment and electrostatically applied thermoset polyester powder coating for a durable abrasion, fade and corrosion resistant finish. Choice of semi-gloss colors (see ordering information).

Reflector - extruded high purity aluminum with clear anodized specular finish. All hardware and components - non corrosive stainless steel or aluminum. Door secured with captive tamper-resistant (#10 Torx) screws in stainless steel threaded reflector inserts to prevent seizing. Yoke attaches with recessed hex socket screws.

## Mounting:

1/2" NPT nipple (wet location outlet box or fitting by others). Aluminum cantilever mounting assembly ordered separately; specify **X** mount. Suitable backing structure required. Accessory slipfitters (ordered separately) for 2-3/8" O.D. rigid conduit, pole, or tenon (by others). Top-mount for single unit, specify **V** mount. Side-mount for one or two (back-to-back) units, specify **X** mount.

## Electrical:

Use 90°C wire for supply connections. Leads exit reflector through watertight flush cord entry and silicone coated fiberglass sleeving with 8" (2m) exposed beyond nipple. 60" (1.5m) leads for **X** mount.

Tungsten halogen - recessed single contact (RSC) or DC bayonet lampholders retained with patented clamping supports for maximum heat dissipation.

Metal halide - G12 lampholder for use with single ended lamp. Remote HPF high reactance autotransformer (HX-HPF) ballast rated for -20°F/-29°C starting. Die-cast aluminum weatherproof ballast enclosure includes four 1/2" NPT threaded entries. Optional remote ballast for dry indoor location.

For complete ballast specifications, see Accessories Section.

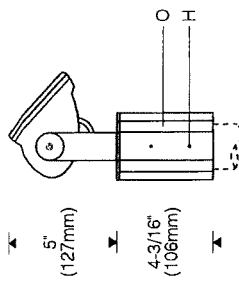
## Standard:

UL listed or CSA certified for wet locations.

Ceramic Metal Halide Tungsten Halogen

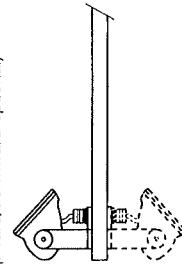
## Top-Mount Slipfitter

(For use with V Mount)



## Lighting Upward

(Upward/downward optional)



## Features

- Compact size, minimal setbacks and wide spacings - ideal for unobtrusively highlighting walls, facades, signs
- Durable and secure - thermal and impact resistant lens, tamper-resistant fasteners, set screw in yoke locks aniling
- Precured silicone gaskets, unique flush cord entry - seal out dirt and moisture, maintain performance

## Performance

Two parabolic reflector sections drive light up (or down) the vertical plane from one edge. An elliptical section redirects its light to a parabola and shields the lamp. Asymmetry is maximized resulting in high beam efficiency and superior surface uniformity. The fast 'runback' minimizes glare and spill light. Wide lateral distribution permits greater spacings.

20W 3000K

Application No. 88-0106-C-22-Staff MIA-YLAUD

APPROVED SEE SP PLAN

SEE DEV COMDS DATED 9-23-00

Date of (BEST) approval 9-6-00

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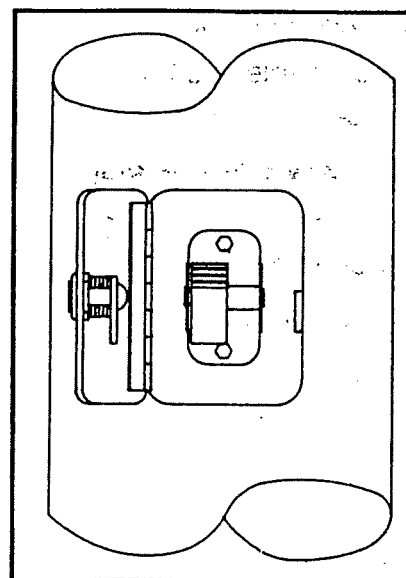
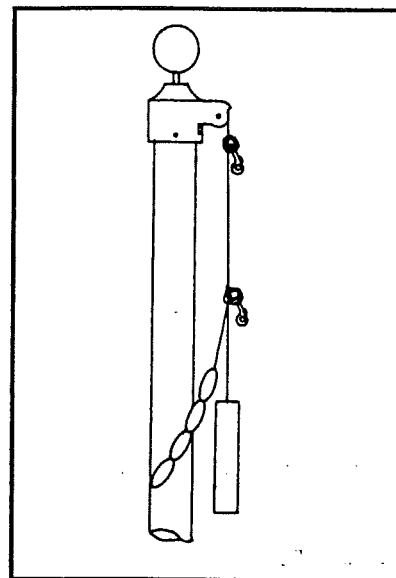
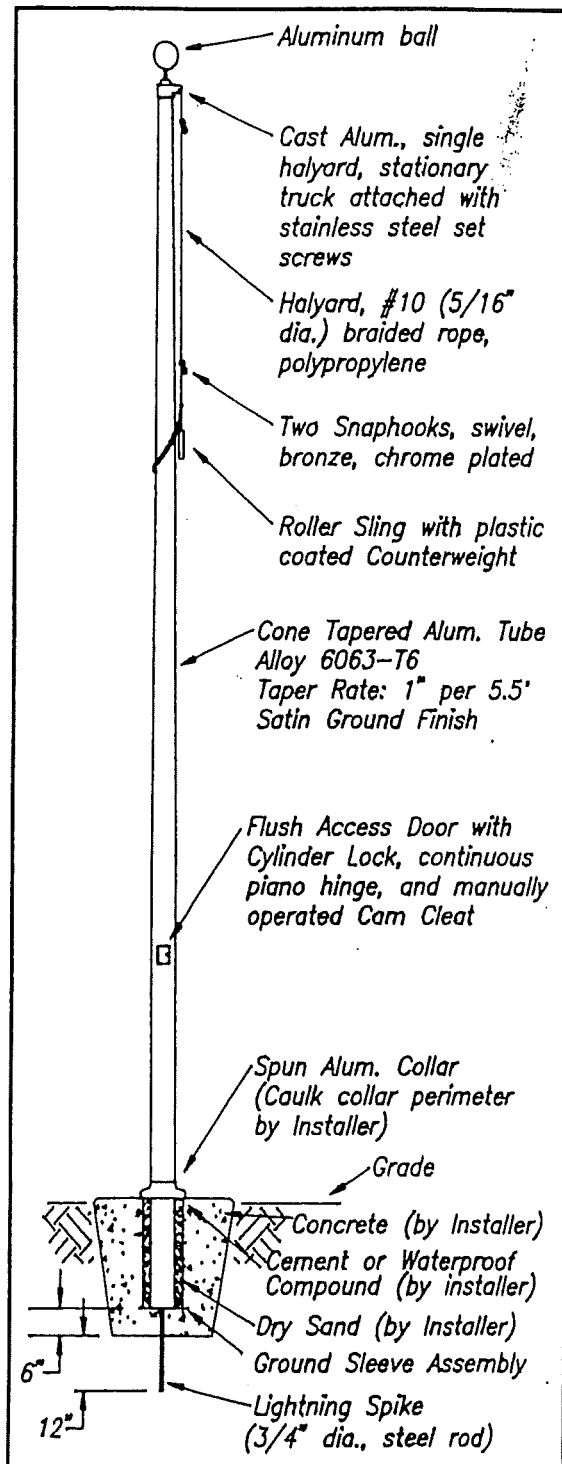
For complete photometrics, see Outdoor Applications Section

elliptipar

# American Flagpole

## Assembly & Installation Instructions

Cam cleat internal halyard model with stationary truck



Application No. PC-PA-6-E-27-5 Staff MAY LAY

APPROVED SET/SP PLAN

SEE DEV CONDS DATED 8-23-00

Date of (BOS) (BZA) approval 8-6-00

Sheet 5 of 5

# American Flagpole

A Division of Kearney-National, Inc.  
P. O. Box 547 - Abingdon, VA 24210

**APPLICABLE COMPREHENSIVE PLAN PROVISIONS**

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, AREA III, Dulles Suburban Center, Amended through 4-9-2013, Overview, Pages 8, 12-13,**

**CONCEPT FOR FUTURE DEVELOPMENT**

The Dulles Suburban Center offers an opportunity and challenge to create a high quality, well conceived, integrated, and functional multiple use employment and residential sector. Vision, creativity, reason, and public-private cooperation can be rewarded by fashioning a model community characterized by an exemplary quality of life featuring an optimal mix of employment, housing, environmental protection, transportation service, and other services, all while significantly enhancing the tax base.

Dulles Airport, a major economic catalyst for the Northern Virginia area, is adjacent to the Dulles Suburban Center. Future development within the Suburban Center will benefit from the proximity of the Airport and emphasize national and international business and commercial endeavors; tourism and visitor services; major recreation and entertainment features; mixed commercial and residential areas in urban settings with compatible facilities and amenities; and industrial service areas required to support the Dulles Airport and suburban area, and the metropolitan region. A variety of housing outside the airport noise contours in the Dulles Suburban Center and adjacent Planning Districts will serve this Center. A mixed-use core urban area is planned adjacent to the Dulles Airport Access Road, with uses similar to but more intense than other parts of the Center. This higher intensity core is envisioned to be served by Metrorail. A second node of mixed-use development is planned in the Westfields area to create a focal point for residents and employees.

The planned roadway system recognizes Route 28 as a major arterial, designed to facilitate through traffic and limit direct access onto Route 28 at major intersections. Travel within the Dulles Suburban Center is envisioned to be served by interconnecting roadways and transit that will link major development areas within the Center and provide connections to regional transit systems, planned to include Metrorail, along the DAAR [Dulles Airport Access Road] and I-66. Parking facilities would be planned near these transit and development nodes and increased transit ridership would be encouraged by limiting parking in those areas planned for the highest intensity development.

**MAJOR OBJECTIVES**

The following are the major objectives for planning in the Dulles Suburban Center.



### Land Use

2. Support development that emphasizes local, national and international business and commercial endeavors; tourism and visitor services; major recreation and entertainment features; mixed commercial and residential areas in urban settings with compatible facilities and amenities; and industrial service areas required to support the Dulles Airport and the surrounding area.
4. Minimize undesirable visual, auditory, and environmental impacts.
8. Provide flexibility for economic enterprises attracted to the Dulles Airport area.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, AREA III, Dulles Suburban Center, Amended through 4-9-2013, Area-Wide Recommendations, Pages 23-25**

#### **LAND USE**

The Plan for the Dulles Suburban Center recommends baseline and optional land uses to guide development in the area. To obtain the development flexibility afforded by the optional uses, applicants must demonstrate that all applicable performance criteria, as outlined in the implementation approach, are met. All land uses should reinforce the overall goals and objectives of the Plan in both their type and arrangement and should relate positively to the transportation system, as well as to one another, in order to achieve the highest collective development quality for the area.

#### **Urban Design Principles**

The principles of urban design to be followed in the Dulles Suburban Center are represented by four words: Function, Order, Identity and Appeal. Below is a brief discussion of these terms:

**Order:** Good design is logical and well organized. It presents a coherent, clear image for the area. If an area has good order, it addresses the following:

- The area displays visual unity that is manifested through a cohesive use of design elements. This cohesiveness is carried out through themes in landscaping, architecture, paving, building materials, and signage. This does not mean that everything looks the same, but that there are some common elements with variety when appropriate.

#### **Urban Design Objectives**

The quality of the built and natural environment is an important consideration in planning for the Dulles Suburban Center because recent development has, for the most part, established a high standard for design. The intent of the following design objectives is to achieve the goal of protecting the existing high-quality built environment

and the natural environment, while ensuring the compatibility of future development. Specific guidelines to be used in implementing these objectives are found in the section titled "Design Guidelines for the Dulles Suburban Center" after Land Unit K in the Suburban Center Plan text.

### **Design Objectives**

2. Create a positive and easily recognizable identity for the Dulles Suburban Center as a whole, and also for individual development units. Establish a sense of place and assist in orienting people to find their way to the area's workplaces, stores, and other facilities.
7. Encourage parcel consolidation in order to realize the benefit of comprehensive urban design and circulation/access principles.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, AREA III, Dulles Suburban Center, Amended through 4-9-2013, Land Unit Recommendations, Pages 52-53**

#### **DULLES SUBURBAN CENTER LAND UNIT RECOMMENDATIONS**

The recommendations which follow provide site-specific guidance for development of the Dulles Suburban Center, over the next 10-20 years and beyond.

For the purpose of organizing land use and other site-specific recommendations, the Dulles Suburban Center has been divided into a series of land units. These land units are lettered A through K.

In order to achieve the planning objectives for the Dulles Suburban Center it is necessary that new development and redevelopment be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals at the baseline or optional levels must be responsive to the following development criteria, which apply to all sites in the Dulles Suburban Center:

1. Provision of a development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities. High quality site and architectural design will be evaluated in terms of the ability of the proposal to meet the Design Guidelines for the Dulles Suburban Center.
3. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods.

In addition to these general development criteria, site-specific conditions may be identified as part of the following recommendations for each of the land units within the Suburban Center.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, AREA III, Dulles Suburban Center, Amended through 4-9-2013, Land Unit Recommendations, Page 56**

#### **LAND UNIT A**

#### **CHARACTER**

This land unit is bounded on the north by the Dulles Airport Access and Toll Road (DAAR), on the east by Centreville Road, on the south by Frying Pan Road, and on the west by Route 28, Washington Dulles International Airport and the Loudoun County line. Land Unit A encompasses the highest planned intensities in the Dulles Suburban Center (Figure12). Figure13 illustrates the relationship of the proposed transit station platform, and ¼ and ½ mile distances from this station platform, to Land Unit A. This land unit consists of approximately 645 acres. Existing development includes Dulles Corner, developed with mid- and high-rise office and hotel uses; the low- and mid-rise office uses of the Dulles Technology Center; multifamily residential uses; and a number of single-family attached communities. There is also a substantial amount of vacant land, including a large area of farm land which was formerly in an agricultural and forestal district. The Merrybrook Run Stream Valley traverses the land unit and represents a constraint upon development and a natural open space amenity for the adjacent properties.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, AREA III, Dulles Suburban Center, Amended through 4-9-2013, Design Guidelines for Suburban Center, Pages 132 and 135**

#### **DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER**

**Objective:** The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.

#### **SITE PLANNING**

##### **Signage/Street Furniture**

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition, AREA III, Dulles Suburban Center, Amended through 4-9-2013, Design Guidelines for Suburban Center Core – Land Unit A, Pages 136-137**

#### **DESIGN GUIDELINES FOR THE SUBURBAN CENTER CORE IN LAND UNIT A**

In addition to the design guidelines that are applicable to the entire Dulles Suburban Center, the following objectives and guidelines are specifically applicable in the core in Land Unit A. This core area ultimately will have the highest development intensities in the Suburban Center, as well as a future transit focus.

#### **DESIGN OBJECTIVES FOR THE CORE:**

1. Create a clearly recognizable identity that relates to Land Unit A's function as the urban core for the Dulles Suburban Center; define the area as a whole, as well as areas of special character.

#### **IDENTITY: CREATING A SENSE OF PLACE**

- Enhance the identity and legibility of the Core by developing a comprehensive signage plan that identifies both entries to the Core from major roads, as well as street entries to building complexes, parks, trails, etc. This signage should include consistent sign colors, lettering and shapes, and perhaps a logo for the Core, to alert users that they are in a special area.

**APPLICABLE ZONING ORDINANCE PROVISIONS**

**ARTICLE 12 - SIGNS**

**PART 1, 12-100, GENERAL PROVISIONS**

**12-105, Sign Measurements**

1. Except as qualified below, the area of a sign shall mean and shall be computed as the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

The area of a sign(s) located on a raceway shall be computed in accordance with the provisions of Par. 2 below.

2. The area of building-mounted signs composed of individual letters and/or symbols shall be computed in accordance with one of the following methods:
  - A. If the space between the proposed individual letters and/or symbols is less in dimension than the width of the largest unit, the computation shall be made in accordance with a strict application of the provisions of Par. 1 above.
  - B. If the space between the proposed individual letters and/or symbols is greater than the width of the largest unit, the computation may be based on the total area within rectangular enclosures surrounding each individual unit.

**PART 2, 12-200, SIGN REGULATIONS BY USE AND DISTRICT**

The following regulations shall apply to all signs which require a sign permit by the provisions of this Article. The regulations are based on the zoning district in which the use and accessory sign are located, the use itself and the location of the use.

**12-203, Commercial Uses - General**

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.



5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.
  6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
  7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.
13. The following signs are permitted as accessory to office parks:
- B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

### **12-210, Uses in P Districts**

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

**BACKGROUND INFORMATION ON CSP 86-C-029**

Dulles Corner was rezoned to the PDC District in 1987 (RZ 86-C-029) and includes a mix of office, retail, hotel, and residential uses. The following background information relates to the various amendments to the Dulles Corner Development with an emphasis on amendments to the Comprehensive Sign Plan (CSP 86-C-029).

**RZ 86-C-029**

On February 23, 1987, the Board of Supervisors approved RZ 86-C-029 to rezone 96.21 acres from the R-1 (Residential, one dwelling unit per acre) and I-4 (Medium Intensity Industrial) Districts to the Planned Development Commercial (PDC) District for the development of Dulles Corner. The development plan depicted up to 2.9 million square feet of office, hotel, and retail uses, at a maximum Floor Area Ratio (FAR) of 0.70 and a minimum of 38.49 acres (40%) of open space. Copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

**CSP 86-C-029**

On July 22, 1987, the Planning Commission approved CSP 86-C-029 to create a comprehensive sign plan for the Dulles Corner Development. This sign plan did not specify signs for the subject property.

**CSPA 86-C-029**

On December 2, 1987, the Planning Commission approved CSPA 86-C-029 to permit a Building Address Sign (Type 4A) to serve Building Site 15.

**PCA 86-C-029 (concurrent with PCA C-637 and PCA 85-C-008)**

On September 7, 1988, the Board of Supervisors approved PCA 86-C-029 to establish the "Three Party Group" between Dulles Corner (RZ 86-C-029), Pomeroy Investments, Inc. (RZ C-637), and Bahman and Roshanak Batmanghelidj (RZ 85-C-008). The proffers were amended for the respective properties to provide for cooperation and the joint sharing of costs associated with constructing roads to provide access to the properties owned individually by the entities comprising the group and additional road improvements in the area. Copies of the CDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

**CSPA 86-C-029-02**

On November 3, 1988, the Planning Commission approved CSPA 86-C-029-02 to permit an Entry Feature Sign (Type 1A), Building-Mounted Logo Sign (Type 5C), and Occupant Sign (Type 4) for Building Site 16. In addition, an Office Park Identification Sign (Type 7) was proposed at the corner of Frying Pan Road and Sully Road at the extreme southern tip of Dulles Corner.

### **RZ 88-C-066 (concurrent with PCA 86-C-029-03 and FDP 86-C-029-04)**

On December 4, 1989, the Board of Supervisors approved RZ 88-C-066 to rezone 3.08 acres (Tax Map 15-4 ((1)) 23A pt., 23A1, and 13C) from the R-1 District to the PDC District. PCA 86-C-029-03 and FDP 86-C-029-04 amended the CDP/FDP for Dulles Corner to consolidate the 3.08 acres and approved three office buildings. Copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

### **CSPA 86-C-029-03**

On September 5, 1990, the Planning Commission approved CSPA 86-C-029-03 to permit signage for Building Sites 1, 11, 12, and 13, with the stipulation that the material, color, design, and location of the signs be in accordance with CSP 86-C-029. The amendment added an Office Park Identification Sign (Type 7A) at the north end of the office park near the Hyatt Hotel (Building Site 1) using virtually the same design for the Office Park Identification Sign (Type 7A) approved under CSPA 86-C-029-2.

### **CSPA 86-C-029-04**

On October 10, 1996, the Planning Commission approved CSPA 86-C-029-04 to permit the modification of the Entry Feature Sign (Type 1) previously approved to be located on the west side of Horse Pen Road, opposite the intersection of Horse Pen Road and Coppermine Road, pursuant to CSP 86-C-029. This entry feature sign was later modified in CSPA 86-C-029-06 (see below).

### **PCA 86-C-029-05 and PCA 88-C-066**

On August 4, 1997, the Board of Supervisors approved PCA 86-C-029-05 and PCA 88-C-066 to modify the office layout for the subject site. The applications consolidated the previous proffers into one unified proffer statement. The approved proffers anticipated the "Land Swap" with the Jefferson at President's Park, approved under RZ 1996-HM-044, PCA 86-C-029-06, and PCA 88-C-066-02. The CDP/FDP was later amended by PCA 86-C-029-08, PCA 88-C-066-04, and PCA 1996-HM-044-02. Copies of the CDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

### **PCA 86-C-029-06, PCA 88-C-066-02, and RZ 1996-HM-044 (concurrent with RZ 1997-HM-043 and PCA 85-C-008-03)**

On May 11, 1998, the Board of Supervisors approved the above as part of the "Land Swap" between Dulles Corner and Jefferson at President's Park, which permitted both developments to maintain contiguous land area on their respective sides of Dulles View Drive. The applications amended the proffers and CDP to permit the deletion of 1.39 acres east of Dulles View Drive from Tax Map 15-4 ((1)) 22J, to be rezoned to the PDH-30 District pursuant to RZ 1997-HM-043. RZ 1996-HM-044 rezoned 1.21 acres located west of Dulles View Drive (Tax Map 15-4 ((1)) 23A pt.) from the I-5 (General Industrial) District to the PDC District, and incorporated the area into the land area of the Conceptual Development Plan for Dulles Corner as part of PCA 86-C-029-06 and PCA 88-C-066-02. The development plan for the

subject site was later amended. Copies of the CDP/FDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

### **CSPA 86-C-029-05**

On September 6, 2000, the Planning Commission approved CSPA 86-C-029-05 to permit a single Freestanding Building Identification Sign (Type 4B) for an 11.04-acre site.

### **PCA 86-C-029-08, PCA 88-C-066-04, and PCA 1996-HM-044-02 (with the Planning Commission having previously approved FDPA 86-C-029-04, FDP 88-C-066, and FDP 1996-HM-044)**

On November 20, 2000, the Board of Supervisors approved the above amendments to permit site modifications; specifically to permit six office buildings, with the option for up to two hotels in lieu of two offices, at a maximum height of 150 feet (not including penthouses), for a total of 1,171,896 square feet and 46% open space. Copies of the CDP and proffers are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

### **PCA 1996-HM-044-03, PCA 88-C-066-05, and PCA 86-C-029-10 (with the Planning Commission having previously approved FDPA 1996-HM-044, FDPA 88-C-066, and FDPA 86-C-029-06)**

On December 6, 2006, the Board of Supervisors approved the aforementioned amendments to modify the Conceptual/Final Development Plans, proffers and conditions to permit site modifications on three portions of Dulles Corner (Tax Maps 15-4 ((1)) 23A pt., 13, 13B, 23A pt., 23A1, and 13C), specifically to permit two office buildings (210,000 square feet each), a hotel and conference center (160,000 square feet with 320 rooms), a retail support building for the hotel (71,896 square feet), two residential buildings (594,000 square feet for 470 dwelling units), and park dedication with an option for an office building (217,896 square feet) and retail support building (14,000 square feet) in lieu of the hotel and hotel support buildings. This is the governing CDP/FDP. Copies of the proffers, conditions, and CDP/FDP are on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

### **CSPA 86-C-029-06**

On May 16, 2007, the Planning Commission approved CSPA 86-C-029-06 to modify two ground-mounted signs, previously modified in CSPA 86-C-029-04, subject to the development conditions dated May 2, 2007.

### **CSPA 86-C-029-07**

On January 18, 2012, the Planning Commission approved CSPA 86-C-029-07 to permit two Freestanding Building Identification Signs and five Building-Mounted Tenant Signs for a pair of office buildings on Wasser Terrace, at the terminus of Mansarde Avenue, subject to the development conditions dated January 4, 2012.



### **CSPA 86-C-029-08**

On January 17, 2013, the Planning Commission approved CSPA 86-C-029-08 to allow the replacement of two of the seven signs recently approved in the seventh amendment to CSP 86-C-029 with enlarged signs, in order to increase their visibility from Route 28 and the Dulles International Airport.



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 23, 2013

**TO:** Joe Gorney, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Leo L. Conrad Jr. *LLC*  
Property Maintenance/Senior Zoning Inspector  
Zoning Inspections Branch

**SUBJECT:** Dulles Corner Comprehensive Sign Plan CSPA 86-C-029-9

**REFERENCE:** Mail Log Assignment: 2013-DR-0061

The review of the proposed Dulles Corner Comprehensive Sign Plan, finds that the proposed amendment to the plan only addresses the installation of a new freestanding sign. This proposal does not address any allocation for tenant building mounted signage. The building currently has one (1) building mounted sign.

**Freestanding sign**

1. There exists a freestanding sign that has been erected without benefit of a building, electric or sign permit located at the round-about on Dulles Corner Lane. This sign measures 8' wide x 5'10 1/2" tall and is approximately 2' in depth. This sign exceeds what is allowed for a Commercial Office Park (Par. 13B of Sect. 12-203), which states:
  - B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any combination thereof. No such sign shall exceed twenty (20) square feet in area or eight (8) feet in height or be located closer than ten (10) feet to any lot line.
2. The existing freestanding sign should be removed prior to the installation of the new sign as amended by the CSP.
3. The proposed freestanding sign measures 1' foot in depth, 6' feet in height and is 7' 5 1/2" in width, with a total square feet of 44.75 square feet, This proposed sign area exceeds the allowable square footage per Par. 13B of Sect. 12-203 as depicted in #1 above).

4. The location of the new freestanding sign needs to be illustrated on a full sized site plan.
5. The new proposed freestanding sign does not state if the sign is to be externally or internally illuminated. If illuminated, a separate electrical permit will be required per the National Electrical Code.
6. Should the sign be externally illuminated it should be in compliance with Part 9 of Art. 14, Glare standards.
7. Should the sign be internally illuminated, the background color of the tenant panel is regulated by Par.2D of Sect 14-902 which specifies that::
  - A. Internally illuminated signs, except those which bear a state or a federal registered trade mark, must have an opaque background and translucent text and symbols, or must have a translucent background that is not white, off-white or yellow in color. (An opaque background is a background through which light cannot penetrate, and a translucent background or text is a background through which light can penetrate).

**Building mounted Signs:**

1. There exists one (1) building mounted sign (permit # 112910158 for Dell approved 11/17/2011 for 46 square feet) on this structure.
2. Per the site plan on file, this building measures 371.70 linear feet of frontage.
3. As this building houses 1 or more tenants that access the building via a common outside entrance per in Par. 8 of 12-203 building mounted signs are calculated as follows:

Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.

4. Additionally, all building mounted signs must comply with the same light standards as mentioned in the above freestanding signs.



FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

April 9, 2013

Ms. Barbara Berlin, Director  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505

Re: CSPA 86-C-029-09  
Tax Map: 15-4

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main. See the enclosed water system map.
3. Permanent type signs and support structures with concrete footers are not allowed within Fairfax Water easements. Any proposed work within existing water main easements will require review and prior approval from Fairfax Water.

If you have any questions regarding this information please contact Dave Guerra at 703-289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.



**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

## APPENDIX 9

### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		